



City of Farmersville
Planning Commission Agenda
April 21, 2021 • 6:00 p.m.
909 W. Visalia Road

Pursuant to Governor Newsom's Executive Order N-25-20,
the City of Farmersville will be allowing the public, staff, and City
Council to attend this meeting via teleconference.
Please dial 559-827-4929 to participate.

1. Call to Order
2. Swearing in of Armando Hinojosa as new Planning Commissioner
3. Roll Call:
 - a. Casas: ___ Llamas: ___ Luna: ___ Valdovinos ___

4. Pledge of Allegiance.
5. Public Comments

This portion of the agenda is reserved for persons wishing to address the Planning Commission on any matter that is not listed for review on the agenda. Individuals must give their name and address and limit their comments to three minutes. Issues raised during Public Comments are informational only and the Planning Commission cannot take action at this time. All comments shall be directed towards the Chairperson and not to individual Commissioners or staff.

6. Approval of Minutes: December 16, 2020.
 - a. Motion: ___ Second: ___ All in Favor: ___ All Against: ___

7. New Business

- A. **Review of Capital Improvements Program for Consistency with Farmersville General Plan.** A review of the 2021-2026 Five-Year Capital Improvements Plan to ensure it is consistent with the 2025 Farmersville General Plan. **Resolution 2021-01.**

- a. Motion: ___ Second: ___ Casas: ___ Hinojosa ___ Llamas: ___ Luna: ___

8. Other Business

- A. **Zoning Ordinance Update workshop.** A review of results of the Visual Preference Survey taken by the Commission at last month's meeting.

- B. **Downtown Specific Plan workshop.** Update on the public survey being conducted for the Specific Plan.
9. City Planner's Comments, Commissioner Comments.
10. Adjournment.

Next Planning Commission Meeting: Scheduled for May 19, 2021.

Next Resolution number: 2021-02.

Public Notification: Agenda posted 72 hours prior to meeting date

Date/Time posted: (April 16, 2021), 5:00 p.m.

Verified by _____

Upcoming City Council meetings:

April 26, May 10, 24, 2021

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: April 21, 2021
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Finding that the 2021-2026 Farmersville Capital Improvement Program is consistent with the 2025 Farmersville General Plan

Summary/Recommendation

State law requires the Planning Commission consider the City's annual Capital Improvements Project list and find whether the list is consistent with the goals, objectives and policies of the 2025 Farmersville General Plan.

It is recommended that the Planning Commission find that the 2021-2022 Capital Improvement Program is consistent with the 2025 Farmersville General Plan by adopting Resolution 2021-01.

Discussion/Analysis

The Farmersville Capital Improvement Program (CIP) is a five-year expenditure plan that provides the City with a program for making various infrastructure and facility improvements.

A capital improvement project is a specific project costing more than \$5,000 that involves the study, procurement, construction or installation of facilities which improves, preserves, enhances or modernizes the City's provision of municipal services and has a useful life of at least five years.

State planning law requires the Planning Commission review the CIP to ensure that it is consistent with the General Plan. The General Plan is the City's planning document that establishes goals, policies and maps to guide the City's growth. The law requires that all actions of a City must be consistent with the General Plan. Farmersville's current General Plan was adopted in 2002 and is intended to last through 2025.

The 2021-2022 CIP project list is shown in Attachment A and lists major improvements and items the City intends to complete and/or purchase during the next five years. The CIP budget for 2021-22 is about \$15.4 million, while the full five-year budget is about \$36.1 million. Just because a project is listed in the CIP does not mean that funding has

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2021-2022 Capital Improvement Program Consistency Report

been identified to pay for the project. Many of the items will require the City to pursue grant funding.

CIP items are created by each City department to address their needs. These departments include:

- Administration and Finance
- Engineering
- Fire Department
- Planning Department
- Police Department
- Public Works Department

Projects and items in the CIP range from the purchase of irrigation equipment and water well equipment to the purchase of new vehicles, to construction of a new fire station.

Most of the projects that pertain to specific geographical locations in the City are related to:

- Improvements to existing parks, such as landscaping, irrigation equipment, lighting, etc.
- Improvements to existing streets, such as repaving, sidewalks, lighting, etc.
- Improvements to water lines, sewer lines and storm drain lines and water wells
- Improvements to the wastewater treatment plant
- A future transit center on Front Street west of Farmersville Blvd.
- A future new fire station on Front Street west of Farmersville Blvd.

The CIP also programs funding for the preparation of several planning documents, including a Downtown Specific Plan and a new Zoning Ordinance (both underway) as well as an update of the General Plan.

Consistency Analysis

In terms of consistency with the General Plan, the main concern involves projects that pertain to specific locations in the City. In this respect, virtually all of the site-specific projects involve the repair and replacement of existing facilities, such as existing roads, parks and utilities. This is consistent with the General Plan's intent to support existing neighborhoods and accommodate growth through infill development.

Many projects are related to (and consistent with) key issues of the 2025 General Plan. For example, public safety is addressed through street upgrades. Projects for repair and rehabilitation of parks address the General Plan's goals to provide quality public recreational spaces for residents of the City. The integrity of existing neighborhoods and

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commercial development are further supported by the CIP's projects to replace or repair water and sewer lines and make improvements to streets.

Consistency review in this report applies to high level, generalized project descriptions provided in the CIP. More detailed consistency review will be applied as project details are further identified as each project moves towards implementation.

Environmental Analysis

The Plan is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (Not a Project).

Conclusion

In sum, staff believes the 2020-2021 CIP is consistent with the 2025 Farmersville General Plan.

ATTACHMENTS:

- Five Year Capital Improvement Plan and Capital Budget amounts
- Resolution 2021-01

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2021-2022 Capital Improvement Program Consistency Report

Attachment "A"						
Farmersville Capital Improvements Program 2021-2026						
PROJECT	YEAR 1 2021-22	YEAR 2 2022-23	YEAR 3 2023-24	YEAR 4 2024-25	YEAR 5 2024-26	TOTAL
MUNIS System Upgrades (shared with enterprise)	\$44,380					\$44,380
Admin Vehicle (Air Quality Grant)			\$43,500			\$43,500
North Farmersville Blvd Widening	\$10,300,000					\$10,300,000
Central Farmersville Blvd Repairs			\$150,000	\$1,342,500	\$1,292,500	\$2,785,000
Birch Water Line Relocation			\$35,000	\$326,000		\$361,000
Alley Improvement Design	\$250,000					\$250,000
Master Plans for Sewer, Water, and Storm Drain		\$150,000				\$150,000
Water Recharge Basin			\$14,400	\$193,700		\$208,100
Update City Standards (LEAP Grant)	\$39,500					\$39,500
Water Storage Tank				\$18,000	\$1,240,000	\$1,258,000
New Water Well (ARP allocation)	\$61,250	\$1,019,000				\$1,080,250
City Hall Parking Lot (Phase 1)	\$22,000	\$191,000				\$213,000
City Hall Parking Lot (Phase 2)		\$17,500	\$171,100			\$188,600
Residential Streetlight Study	\$50,000					\$50,000
Pavement Management Program: Street Repairs FY 2022	\$2,000,000					\$2,000,000
Pavement Management Program: Street Repairs FY 2023		\$2,000,000				\$2,000,000
Pavement Management Program: Street Repairs FY 2024			\$2,000,000			\$2,000,000
Alley Improvement Construction			\$875,000			\$875,000
Solar Plant located at new WWTP	\$66,250	\$2,244,450				\$2,310,700
Transit Center Study		\$150,000				\$150,000
ADA Sidewalk Improvements	\$25,000	\$225,000				\$250,000
Central Fire Station			\$2,500,000			\$2,500,000
Fire Engine	\$115,567	\$115,567	\$115,567	115,567	\$115,567	\$577,834
SCBA Bottle Filling Station		\$60,000				\$60,000
Hand Held Radios (3)	\$15,000					\$15,000
Radios for Command Vehicle	\$18,350					\$18,350
Battalion Chief Vehicle			\$90,000			\$90,000

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2021-2022 Capital Improvement Program Consistency Report

Attachment "A"						
Farmersville Capital Improvements Program 2021-2026						
PROJECT	YEAR 1 2021-22	YEAR 2 2022-23	YEAR 3 2023-24	YEAR 4 2024-25	YEAR 5 2024-26	TOTAL
Hand Held Radios (2)		\$17,000				\$17,000
Fire Patrol Vehicle					\$225,000	\$225,000
Downtown Specific Plan	\$125,000					\$125,000
Zoning Ordinance Update	\$70,000					\$70,000
General Plan Update	\$63,000	\$126,000	\$63,000			\$252,000
Patrol Vehicle Replacement (FY20)	\$51,126	\$38,345				\$89,471
Patrol Vehicle Replacement (FY22)	\$56,900	\$56,900	\$56,900			\$170,700
Patrol Vehicle Replacement (FY24)			\$60,900	\$60,900	\$60,900	\$182,700
Tablet and Modem Update (Dispatch Hardware)	\$60,000					\$60,000
Police Office Remodel (Phase 3)	\$75,000					\$75,000
Patrol Vehicle Replacement (FY26)					\$64,600	\$64,600
Skate Park	\$7,500					\$7,500
Park Irrigation Upgrade	\$10,000					\$10,000
CDBG 2018 Jennings Park		\$333,000	\$333,000	\$334,000		\$1,000,000
Sports Park Phase III - CNRA Prop 68	\$1,082,734	\$625,471				\$1,708,205
Well 7 Generator	\$128,000					\$128,000
New Corporation Yard		\$1,001,000				\$1,001,000
Sports Park Rehabilitation Project	\$17,000	\$8,000	\$14,000			\$39,000
Liberty Park Trail Lighting	\$114,000					\$114,000
Roy's Park Improvement		\$196,500				\$196,500
Bobcat & Trailer	\$113,411					\$113,411
Civic Center HVAC System	\$85,220					\$85,220
Digital Sign			\$45,000			\$45,000
Well 5 Upgrade and Generator		\$200,000				\$200,000
Well 6 Upgrade and Generator	\$200,000					\$200,000
WWTP Loader	\$90,000					\$90,000
Downtown Streetlight Upgrade	\$40,188					\$40,188
Museum & Event Center Exterior Painting	\$25,000					\$25,000
TOTALS	\$15,421,376	\$8,774,733	\$6,567,367	\$2,390,667	\$2,998,567	\$36,152,709

RESOLUTION 2021-01

**BEFORE THE PLANNING COMMISSION
CITY OF FARMERSVILLE, COUNTY OF TULARE
STATE OF CALIFORNIA**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
FARMERSVILLE FINDING THE FARMERSVILLE 2021-2026 FIVE YEAR CAPITAL
IMPROVEMENT PLAN IS IN CONFORMITY WITH THE 2025 FARMERSVILLE
GENERAL PLAN**

WHEREAS, the City of Farmersville has prepared a five-year capital improvement plan that provides for future projects that involve the study, procurement, construction or installation of facilities which improves, preserves, enhances or modernizes the City's provision of municipal services, and

WHEREAS, the Capital Improvement Program spans the years 2021-2026, and

WHEREAS, the Planning Department has prepared a staff report and declared the proposed action categorically exempt from the California Environmental Quality Act (CEQA), and

WHEREAS, the Planning Commission held a meeting to consider this action and accepted testimony.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission, after considering all the evidence presented, determined the following findings were relevant in evaluating this action:

1. The Farmersville 2021-2026 Five Year Capital Improvement Plan is in conformity with the City of Farmersville 2025 General Plan.
2. The CIP/General Plan consistency finding is categorically exempt from environmental review under the California Environmental Quality Act (CEQA (Section 15378 of the CEQA Guidelines)).

Farmersville Planning Commission
Resolution 2021-01
CIP/General Plan Consistency Finding

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts Resolution 2021-01. The foregoing resolution was adopted upon a motion of Commissioner _____, second by Commissioner _____, at a regular meeting of the Farmersville Planning Commission on the 21st of April, 2021, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson, Farmersville Planning Commission

Secretary, Farmersville Planning Commission

STAFF REPORT

FARMERSVILLE PLANNING COMMISSION

Date: April 21, 2021
To: Farmersville Planning Commission
From: Karl Schoettler, Planning Consultant
Subject: Workshop on Downtown Specific Plan and Zoning Ordinance Update

Discussion

The consultant is continuing work on the Downtown Farmersville Specific Plan and the Zoning Ordinance Update. At this workshop the consultant will review several items with the Commission, including:

- Results of the Visual Preference Survey that was taken by the Commission last November
- Results of the online survey for the Downtown Specific Plan
- Thoughts on a “road diet” for Farmersville Boulevard in the downtown